

**GENERAL PLAN UPDATE  
INFRASTRUCTURE & SERVICES SUBCOMMITTEE**

**July 31, 2003**

**Public Services Building Conference Rooms 2&3**

**MINUTES**

**MEMBERS PRESENT:**     Arthur Garcia             Steve Palma             Michael Spethman  
                                 Bill Tripp             Mary Jo Buettner     Gary Nordstrom  
                                 David W. Krogh       Rafael Munoz         Richard Arroyo

**MEMBERS ABSENT:**     Bob Strahl, Al Gore, Marco Polo Cortes, Joanne Clayton,

**STAFF PRESENT:**         Dan Forster, Growth Management Coordinator  
                                 Frank Rivera, Deputy Director of Engineering  
                                 Mark Stephens, Principal Planner  
                                 Rabbia Phillip, Secretary – GPU

**1. CALL TO ORDER**

Chairman Garcia called the meeting to order at 6:00 pm. Roll call was conducted. A motion was passed to excuse the absent members.

**2. APPROVAL OF MINUTES**

The chairman noted that the minutes were not available at this time and would be presented at the next meeting.

**3. PUBLIC COMMENT**

Comments were invited from the public, but there were none at this time.

**4. APPROACH TO “TOP TO BOTTOM REVIEW” OF THE GMOC PROGRAM**

Dan Forster informed the group that the City Council made a request at their 4/15/03 meeting for a top-to-bottom review of the Growth Management Oversight Commission. He stated that this group is essentially the start of the review as it is under the General Plan Update. Staff proposes to work with all the departments with each of its area-wide studies to add a section to address the growth management threshold. They would specifically ask if these are the right kind of indicators, and what measures should be used to advance the quality of life. The results of that process, proposed to be finalized in January, 2004, would be brought back to this group for consideration. At that point the Council may want to appoint an ad hoc committee who will work on what would be necessary to change the ordinance to accommodate the new prospects. That group will work with outside consultants and legal advisers to draft up changes to the ordinances, which should occur in June, 2004. That will then be taken to

Council to go through the formal adoption process. The Council has given staff 18 months to complete that exercise.

There was discussion of this among the members of the committee addressing questions to Dan, who provided clarification and confirmed that the agenda for the request by Council was to make sure that the Growth Management program is as good as it can be in its managing of the City's growth. It was noted that Chula Vista was one of a few U.S. cities with a GMOC.

## 5. REVIEW OF AREA-WIDE STUDIES

Dan Forster introduced Frank Rivera from the Engineering Department, he stated that the focus for this group would be the policy implications on the General Plan. There is only one policy implication indicated for wastewater. Frank explained the needs of the wastewater system of the city in various locations under the wastewater capital improvement project. There has been upgrading of size of pipes, which increases the capacity and therefore improves the system. Chula Vista ties into the San Diego metro system and pays them for the "right to convey"; the cost of buying additional capacity is passed onto the new developments' connections. He gave details of the various treatment plants which the city uses, including the South Bay facility which is proposed to pre-treat the sewage south of Main street, then send it north to the Point Loma plant.

*This paragraph has been inserted based on a comment from one of the committee members.*

Mr. Rivera was questioned whether developers and new residents are paying for the cost of sewage system expansion required to serve them. It was stated that that is the case. It was explained that sewage rates will be increasing by 9% based on factors that affect the entire city, such as legally mandated requirements to upgrade sewage treatment from advanced primary to secondary, and that sewage rate method is being changed to more equitably distribute costs between different classes of sewage system users (e.g. residents, businesses, etc.) in accordance with a recently completed sewage rate study.

After a Q&A session, recommendations were sought. Mr. Rivera offered that parks locations should be strategically considered to offset higher density along specific sewer lines.

Frank next presented his report on drainage. Chula Vista drains to the west, some to Otay River, which then drains west to the Bay. A master plan is being prepared to reflect the entire system and should be completed in the next few months. The goal is to treat all runoff before it reaches the outfall, which was not the practice in the past. The issue of water quality is getting higher attention and resources at this time than previously. If there is an interest or need for improvements in an area, the city will form an assessment district with 60% or more of the property owners, and the work would be done in the whole area.

The city also works with property owners to overcome financial hardship to get the work done. The committee members raised some concerns and questions and Frank explained how the department addresses them. It was noted that with the new developments utilizing improved drainage technologies and regulations, the runoff quality is improved which lessens the negative impacts on the environment. The City pays a franchise fee for under-grounding with SDG&E.

The water studies were given to the 3 water districts and comments were received from Sweetwater Water District. On the study for water, Frank reported that the City has asked for and received a 5-year capital improvement program for Sweetwater Water Authority and Otay

Water Districts. Dan passed around a map showing capacity, which was provided by the Sweetwater Authority. Frank noted that development pays its way and any upgrades are assessed and the increase is charged.

In response to a question by a committee member, Frank explained that the current billing method is flat rate but different for households, apartment buildings, etc. However, the Council had recently approved the change to billing based on usage in the winter months, which is close to real usage.

#### **6. NEXT MEETING**

Dan Forster stated that the next meeting may not occur on 8/14, as the studies proposed for review may not be available. The group concurred that the following Thursday, 8/21 would be acceptable. Dan also informed that the Council would be holding a public hearing on 8/19 to discuss the Fire Threshold performance, based as a direct result of the findings of the GMOC. Fire station 11 will be open on September, 11<sup>th</sup>, and full staffing and equipment will be in place by December, 2003, a year ahead of schedule, again as a result of the findings of the GMOC.

#### **7. ADJOURNMENT**

Chairman Garcia adjourned the meeting at 7:55p.m. to the next meeting on August 21st, 2003 at 6:00 p.m. in the Conference Room of the Lee Building.

Recorded by,

Rabbia Phillip  
Secretary, Planning Dept.

Dan Forster  
Growth Management Coordinator